

- 3 -

Three (3) thus named shall act with promptness; the decision of any Two (2) shall establish the consideration for the purpose of this paragraph. Within Thirty (30) days after such decision by the Arbiters, the Lessee shall have the option to purchase the premises by giving written notice to the Lessor to purchase at the price so determined.

III

The Lessor agrees:

(a) That the heating system, the sprinkler system and the two elevators in the building shall be in satisfactory operating condition and satisfactory state of repair at the commencement of the term of this lease; provided "normal maintenance" of the elevators shall be effected by a standard service contract, at the expense of the Lessee, between the Lessee and a qualified elevator service organization, providing for periodic inspection with routine repairs and maintenance. Any repairs or replacements required in addition to that furnished by such contract shall be the responsibility of the Lessor;

(b) To pay all City and County taxes upon the premises when due;

(c) To keep the roof, outer walls, and structural portions of this building in good repair;

(d) To maintain insurance against loss or damage to the premises by fire or other perils normally included within extended coverage.

(CONTINUED ON NEXT PAGE)